

# MEMORANDUM

Agenda Item No. 11(A)(4)

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**TO:** Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners

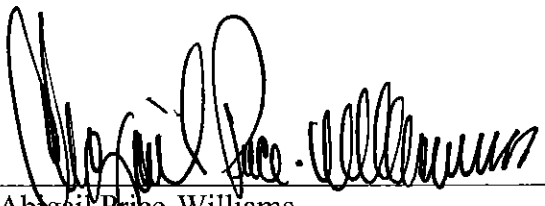
**DATE:** March 8, 2016

**FROM:** Abigail Price-Williams  
County Attorney

**SUBJECT:** Resolution approving allocation of up to \$1,500,000.00 from Project 320 funds to City of Homestead to fund certain eligible infrastructure projects and directing County Mayor to negotiate terms of related Interlocal Agreement pursuant to Bond Program's Administrative Rules and present such Interlocal Agreement or, alternatively, a report, for consideration by Board

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The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Daniella Levine Cava and Co-Sponsor Commissioner Dennis C. Moss.

  
\_\_\_\_\_  
Abigail Price-Williams  
County Attorney

APW/smm



# MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners

DATE: March 8, 2016

FROM: Abigail Price-Williams  
County Attorney

SUBJECT: Agenda Item No. 11(A)(4)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Statement of social equity required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☐ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_ ) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 11(A)(4)  
3-8-16

RESOLUTION NO. \_\_\_\_\_

RESOLUTION APPROVING ALLOCATION OF UP TO \$1,500,000.00 FROM PROJECT 320 FUNDS TO CITY OF HOMESTEAD TO FUND CERTAIN ELIGIBLE INFRASTRUCTURE PROJECTS AND DIRECTING COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO NEGOTIATE TERMS OF RELATED INTERLOCAL AGREEMENT PURSUANT TO BOND PROGRAM'S ADMINISTRATIVE RULES AND PRESENT SUCH INTERLOCAL AGREEMENT OR, ALTERNATIVELY, A REPORT, FOR CONSIDERATION BY BOARD

**WHEREAS**, Appendix A to Resolution No. R-914-04 (the "Public Infrastructure Resolution"), lists projects eligible for funding from the Building Better Communities General Obligation Bond Program (the "Bond Program") by project number, municipal project location, commission district, project description, street address, and project funding allocation; and

**WHEREAS**, one of the projects listed in Appendix A to the Public Infrastructure Resolution and approved by the voters for funding is Project No. 320 – Economic Development in Targeted Urban Areas ("Project 320") with a project description that states "Provide infrastructure improvements to spur economic development and attract new businesses to the community in order to create jobs"; and

**WHEREAS**, the goal of Project 320 is to encourage private sector development that will create jobs and cause economic development which will have long term benefits to the community in Targeted Urban Areas; and

**WHEREAS**, the City of Homestead submitted an application, a copy of which is attached to this resolution as Exhibit A, for \$1,500,000.00 of Project 320 funding in order to fund public infrastructure costs associated with its' downtown revitalization plan ("Project"); and

**WHEREAS**, this Board wishes to allocate \$1,500,000.00 of Project 320 funds to the City of Homestead for the funding of public infrastructure costs for the Project upon certain economic development benchmarks being met and other requirements of the administrative rules of the Bond Program for Project 320, as amended by Resolution No. R-668-10 (the “Administrative Rules”); and

**WHEREAS**, the Interlocal Agreement between the County and the City of Homestead which incorporates such conditions shall be negotiated by the County Mayor within six months from the effective date of this resolution and shall be subsequently presented to this Board for approval, provided that, if negotiations are not complete, a report will be presented to this Board instead,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that:

**Section 1.** The foregoing recitals are approved and incorporated in this Resolution.

**Section 2.** An allocation of \$1,500,000.00 from Project 320 funds to the City of Homestead for the Project is approved, subject to the future consideration by this Board of an Interlocal Agreement between the County and the City of Homestead.

**Section 3.** The County Mayor is directed to complete the negotiation of the terms of an Interlocal Agreement with the City of Homestead pursuant to the Administrative Rules within six months from the effective date of this resolution. The County Mayor shall present the negotiated Interlocal Agreement to this Board for its consideration, provided, however, if the County Mayor is unable to successfully negotiate the terms of such Interlocal Agreement within the requisite time period, a report detailing the status of the negotiations shall be presented to this Board instead at its next scheduled meeting following the expiration of the negotiation period and placed on an agenda of the Board pursuant to Ordinance No. 14-65.

The Prime Sponsor of the foregoing resolution is Commissioner Daniella Levine Cava and the Co-Sponsor is Commissioner Dennis C. Moss. It was offered by

Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by

Commissioner \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

Jean Monestime, Chairman

Esteban L. Bovo, Jr., Vice Chairman

Bruno A. Barreiro

Jose "Pepe" Diaz

Sally A. Heyman

Dennis C. Moss

Sen. Javier D. Souto

Juan C. Zapata

Daniella Levine Cava

Audrey M. Edmonson

Barbara J. Jordan

Rebeca Sosa

Xavier L. Suarez

The Chairperson thereupon declared the resolution duly passed and adopted this 8<sup>th</sup> day of March, 2016. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

JRA

Juliette R. Antoine

Exhibit A

City of Homestead Project 320 Application

# **Economic Development Fund**

Building Better Communities  
General Obligation Bond Program

## **EDF General Project Overview**

South Dade Multi-Modal Transportation Development

Project Title

City of Homestead

Name of Business

January 27, 2016

Date Submitted

After review of this Project Overview the Office of Economic Development and Infrastructure  
Please may request additional information including a business plan, construction, a contract  
agreement, financial projections, and development site plans. The submission of this project  
overview does not guarantee funding.

Jack Osterholt, Director  
Regulatory and Economic Resources Department  
STEPHEN P. CLARK CENTER, 111 N.W. 1<sup>st</sup> STREET, SUITE 1900  
MIAMI, FLORIDA 33128  
Telephone (305) 375-1254 Fax (305) 679-7895  
[www.miamidade.gov/oedit](http://www.miamidade.gov/oedit)



# ECONOMIC DEVELOPMENT, GENERAL PROJECT OVERVIEW



## 1. BUSINESS INFORMATION

- A. Name of Business Unit:** City of Homestead, Division: City Manager
- B. Mailing Address:** 650 NE 22nd Terrace, Suite 100
- |                     |                      |                         |
|---------------------|----------------------|-------------------------|
| <u>Homestead</u>    | <u>FL</u>            | <u>33033</u>            |
| <small>City</small> | <small>State</small> | <small>Zip Code</small> |
- C. Primary Contact Person of Parent Company (if applicable):**  
Rick Ammirato
- D. Title:** Assistant City Manager
- Mailing Address:** 650 NE 22nd Terrace, Suite 100
- |                     |                      |                         |
|---------------------|----------------------|-------------------------|
| <u>Homestead</u>    | <u>FL</u>            | <u>33033</u>            |
| <small>City</small> | <small>State</small> | <small>Zip Code</small> |
- Telephone:** 305-224-4436 **Fax:** 305-224-4439
- Email:** rammirato@cityofhomestead.com **Website:** cityofhomestead.com
- E. Federal Employer Identification Number:** \_\_\_\_\_
- F. Unemployment Compensation Number:** \_\_\_\_\_
- G. Florida Sales Tax Registration Number:** \_\_\_\_\_
- H. What is the business's tax year? (ex: Jan 1 to Dec 31):** October 1 - September 30
- I. Is this business an active and duly registered for-profit Florida corporation?**  
Yes ☐ No ☒ If no, please explain: Homestead is a city in Miami-Dade County

**Indicate ownership status: (Note: Responding to this question is voluntary and not required. The County does not use this information as a factor in determining the award of County funds or contracts.) Check all that apply.**

Minority Owned Business ☐ Woman Owned Business ☐ Privately Owned Business ☐  
Publicly Owned Business ☐ None ☐

**Is this business an active and duly registered not-for-profit 501(C)(3) Florida corporation?**

Yes ☐ No ☒

- J. Will the business requesting grant funds own or lease the property where the project will be located?**  
Own ☒ Lease ☐ (Note: Provide a copy of the deed showing ownership or a copy of the lease.)
- K. If the business will own the property, is or will the property be encumbered by any mortgage and if so provide the balance of the mortgage(s).** City will own the property.

## 2. PROJECT OVERVIEW

**A. Which of the following best describes this business<sup>1</sup>:**

- ☒ New business unit to Miami-Dade County creating jobs.
- ☐ Existing Miami-Dade County business creating/expanding jobs in Miami-Dade.  
(If an expansion, how many jobs are currently in the expanding business unit?) \_\_\_\_\_
- ☐ Developer building new construction for business \_\_\_\_\_ (name of the company)  
that will be creating \_\_\_\_\_ jobs.

<sup>1</sup> Must be a separate business unit or reporting unit of a business unit that is or will be registered with the State of Florida for unemployment compensation purposes.



# ECONOMIC DEVELOPMENT, GENERAL PROJECT OVERVIEW



**B. How many individuals are employed at all Florida locations? (FTE<sup>2</sup>)**

At project completion, there will be approximately 10 FTEs

**C. Are any jobs being transferred from other Florida locations?** No, this is a new project; jobs created.

Yes ☐ No ☒ If yes, how many jobs and from where? \_\_\_\_\_

Why are these jobs being transferred? N/A

**D. Project Location Information:**

**(i) What is the project's proposed location address:**

4 South Krome Avenue

Street Address Homestead	FL	33030
City	State	Zip Code

**(ii) What is the project's current location address (if different):**

N/A

Street Address		
City	State	Zip Code

**(iii) Is the project location within a current or proposed Brownfield site / area?**

Yes ☒ No ☐ If yes, attach a copy of the official document designating the Brownfield area.  
Designated under "Homestead CRA" as per Miami-dade.gov

**(iv) Is the project location in an Enterprise Zone, Empowerment Zone or a Targeted Urban Area as defined in Section 30A-129(2) of the Miami-Dade County, FL Code of Ordinances?**

Yes ☒ No ☐ If yes, which zone? South Dade/South

**E. Give a full description of this proposed project. (Not to exceed 500 words. Be specific.)**

The City will be creating a Multi-Modal Transportation Development in its Historic Downtown situated along the South Dade Busway. The addition of a transportation hub will increase ridership on public transportation by over 250,000 riders yearly which will provide economic benefits to the City as well as the County. This project will help Homestead's Historic Downtown to become a successful urban area by offering increased service, and added convenience for residents and visitors.

**F. Explain how this proposed project will spur economic development, attract new businesses to Miami-Dade County and create jobs.**

Homestead's Historic Downtown is in the middle of phase two of an Economic Revitalization Strategy, and this project will help solve the need for parking (a current need), increase public transit use, attract businesses targeting the riders, and provide important linkages between South Dade and the rest of Miami-Dade County.

**G. Provide a complete project line item budget, including estimated cost, sources and uses of funds, a detailed description of project elements, and the portion of the project proposing to utilize Economic Development Fund grants. (EDF grants can only be used for public infrastructure.)** Please see attached.

**H. What proportion of gross operating revenues from this project are anticipated to represent sales to customers located outside of Miami-Dade County? (If sales are not a reasonable measure, use another basis for measure and provide explanation below.)**

    % Explain, if necessary: N/A, unknown at this time.

<sup>2</sup> An FTE or "full-time equivalent" job implies at least 35 hours of paid work per week per employment position.

### 3. JOB AND WAGE OVERVIEW

A. How many new FTE jobs are to be created as part of this project? What are the initial average wage and benefits?

Occupation	Avg Wage	Avg Benefits	Year 2017	Year 2018	Year 2019	Year 2020	Year 2021	Year 2022
Prof., Scientist	\$	\$						
Research Tech.								
Senior Mgmt								
Admin. Support	30,000	10,000	1	1	1	1	1	1
Production Wrks								
Other	22,000	8,000	9	9	9	9	9	9

Jobs created, continued

Occupation	Year 2023	Year 2024	Year 2025	Year 2026	Year 2027	Year 2028	Year 2029	Year 2030	Year 2031
Prof., Scientist									
Research Tech.									
Senior Mgmt									
Admin. Support	1	1	1	1	1	1	1	1	1
Production Wrks									
Other	9	9	9	9	9	9	9	9	9

B. What employee benefits are included above? (e.g. health insurance, 401(k) contributions, vacation and sick leave, etc.) Health insurance, vacation and sick leave.

C. If this is an existing business located in Miami-Dade, then how many jobs are expected to be retained as part of this project? (Jobs in jeopardy of leaving Miami-Dade should only be included here.) N/A (Note: EDF grants cannot be used solely for the purpose of retaining existing jobs.)

D. What is the business' principal industry classification code? (Use North American Industry Classification System – NAICS.): 812930 (Parking Lots and Garages)

If more than one NAICS code applies, then provide a breakdown of the project's primary business activities: N/A

Business Unit/Activities	NAICS Code	% of Project Revenues (Total = 100%)	Annualized Wages (Total (\$))
		%	\$
		%	\$
		%	\$

### 4. CAPITAL INVESTMENT OVERVIEW

A. Describe the capital investment in real and personal property (Examples: construction of new facility; remodeling of facility; upgrading, replacing, or buying new equipment. Do not include the value of land purchased for construction of a new building but include architect, engineering and design costs). Please see attached.

# ECONOMIC DEVELOPMENT, GENERAL PROJECT OVERVIEW



- B. List the anticipated amount (thousands of dollars) and type of major capital investment to be made by the applicant in connection with this project: (Attach separate schedule if investment will be made over more than five years)

	Year <u>1</u>	Year <u>2</u>	Year <u>3</u>	Year <u>4</u>	Year <u>5</u>
Land	\$6,000,000	\$	\$	\$	\$
New Construction (excl. public infrastructure)	\$10,000,000	\$8,000,000	\$	\$	\$
Building Renovations	\$	\$	\$	\$	\$
Manufacturing Equipment	\$	\$	\$	\$	\$
R & D Equipment	\$	\$	\$	\$	\$
Other Equipment (computer equipment, office furniture, etc)	\$	\$1,000,000	\$	\$	\$
<b>Total Capital Investment</b>	<b>\$16,000,000</b>	<b>\$9,000,000</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>

- C. What is the estimated square footage of the new or expanded facility? 500,000 sq./ft.  
D. What is the deadline to make the location decision (date)? N/A, site selected  
E. What is the anticipated date that construction will begin? July 2016  
F. What is the anticipated construction completion date? August 2017  
(If this project is being built in phases, then provide a commencement and completion date for each phase.)  
G. What is the anticipated date that operations will commence? September 2017  
H. Submit documentation demonstrating financial capacity and financial commitments using other non-County sources to complete the project. Please see attached.

## 5. PUBLIC INFRASTRUCTURE NEEDS

- A. Describe the type of public infrastructure investment needed. Please see attached.  
B. What is the total anticipated cost of public infrastructure needed for this project? \$3,500,000  
C. EDF grants will be disbursed only after the public infrastructure investments are complete and negotiated performance benchmarks are met. Describe the business's capacity to finance the public infrastructure costs. Please see attached.

## 6. ECONOMIC IMPACT AND CORPORATE RESPONSIBILITY

- A. Provide a brief synopsis of any special economic impacts/benefits the project is expected to stimulate in the community, the County, and the rest of South Florida. Please see attached.  
B. Will business operations being supported with an Economic Development Fund grant establish a plan for maximizing the employment of persons with family incomes less than 80% of the County's median household income, or persons living in Census Block Groups where 50% of residents live in households with income less than 80% of the median? If yes, explain how that plan will be developed and implemented.  
No, not at this time.  
C. Will the business operations be conducted in LEED certified (or equivalent energy efficiency rating system) buildings? If yes, at what level of certification

Yes ☐ No ☒

# ECONOMIC DEVELOPMENT, GENERAL PROJECT OVERVIEW



- D. List and explain any criminal or civil fines or penalties or ongoing investigations or debarments that have been performed/imposed upon the company, its executives, its principals or its affiliates and any bankruptcy proceedings (within the past 10 years) of the applicant or its parent company. Do not leave this question blank. If there are no issues to be identified, write "NONE." Failure to disclose this information may result in this application being denied. Not applicable. The City of Homestead is a municipality located in Miami-Dade County.
- E. Is the company current with all its state, local and federal taxes? If no, please explain.  
 Yes ☒ No ☐
- F. Provide any additional information you wish considered as part of this review of your request for incentives or items that may provide supplementary background information on your project or company.

## 7. SIGNATURES

Application Completed By:

  
 Signature

Rick Ammirato  
 Name

Asst. City Manager  
 Title

City of Homestead  
 Company

\_\_\_\_\_  
 Address, if different than mailing address

(305) 224-4401  
 Phone number

(305) 224-4439  
 Fax Number

RAMMIRATO@CITYOFHOMESTEAD.COM  
 Email Address

Jan. 27, 2016  
 Date

\_\_\_\_\_  
 Name of contact person, if different than above

\_\_\_\_\_  
 Phone Number

\_\_\_\_\_  
 Address

\_\_\_\_\_  
 Address

\_\_\_\_\_  
 Email Address

To the best of my knowledge, the information included in this application is accurate.

  
 Signature (Authorized Company Officer)  
 REQUIRED

Rick Ammirato  
 Name

Asst. City Manager  
 Title

City of Homestead  
 Company

\_\_\_\_\_  
 Address, if different than mailing address

(305) 224-4401  
 Phone number

(305) 224-4439  
 Fax Number

RAMMIRATO@CITYOFHOMESTEAD.COM  
 Email Address

Jan. 27, 2016  
 Date

**Economic Development Fund**

Building Better Communities

General Obligation Bond Program

Project Title: **South Dade Multi-Modal Transportation Development**

Name of Business: **City of Homestead**

**NARRATIVE RESPONSES**

**Section 4**

A. The City will be constructing a Multi-Modal Transportation Development that will have a total value (including architect, engineering and design costs) of approximately \$18,000,000. This project will include a multi-story garage, and a transportation hub. The City will acquire land for the project with a total valuation of approximately \$6,000,000.

**Section 5**

A. In order to construct the Multi-Modal Transportation Development, the City will need the following public infrastructure investment: relocation of power lines from current location to underground, pump station installation for the garage, installation of street lights, installation of ADA compliant sidewalks and crosswalks, and upgrade of sewer lines and water lines underground.

B. The total anticipated cost of the public infrastructure needed for this project is: \$3,500,000.

C. The City will finance the public infrastructure costs initially, and will provide satisfaction of performance benchmarks for reimbursement.

**Section 6**

A. The Multi-Modal Transportation Development is more than just a garage or a park and ride, it is a critical urban connection point that will increase public transportation, offer improved service to residents and visitors, support downtown redevelopment, and offer added convenience to area commuters. The Development will generate more vehicle traffic in the City's redeveloping downtown which will lead to improved redevelopment, and an expanded tax base. Additionally, a redeveloped historic downtown will increase tourism, generating additional revenue for the City, the County, and the State.